

Urban Development Committee Report
4:00 p.m. Tuesday, January 30, 2007
Planning and Neighborhood Development Department
Conference Room
316 N. Capitol Avenue
Lansing, Michigan 48933

Members Present:

Holly Cordill
Andy Frederick

Staff Present:

Bill Rieske, Interim Planning Manager

Excused Absences:

Jamie Czekai

Others Present:

Dorothy Boone, Development Manager

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1. **Proposed Objectives, Goals and Projected Use of Community Development Block Grant HOME and Emergency Shelter Grant, Action Plan 2008.**
 2. **Riverbend/Whitehall Neighborhood Enterprise Zone (NEZ).**
 3. **Master Plan Project – Neighborhood Pattern Book. (*Discussion only – no action taken.*)**

Next Regular Meeting: 4:00 p.m. Tuesday, February 27, 2007 in the PND Conference Room.

Current Pending Items:

1. Act-9-2000, 201 E. Grand River Ave. [PPN 3301-01-09-254-021], Proj. Sign Over ROW. (Tabled June 27, 2000).
2. Act-1-03, SE Corner Michigan & Washington, Lot 3, Block 111, Orig Plat, Vacate Alley (part).
3. Master Plan Project.
4. CIP

1. Proposed Objectives, Goals and Projected Use of Community Development Block Grant HOME and Emergency Shelter Grant, Action Plan 2008

Ms. Boone reported that nationally, the budget for Community Development Programs is still a political football, and the final numbers on CDBG allocations have not yet been released. The figures dated January 30, 2007 reflect the transfer of \$20,000 from the CDBG Owner Rehab Program to Weatherization. The rationale is that an increasing amount of rehab work focuses on weatherization, which is eligible under either program, and Urban Options has done a good job with Weatherization. The final numbers will be adjusted in budget process.

In the ensuing discussion, it was suggested that next year, each funded agency should include a summary of its accomplishments.

STAFF RECOMMENDATION: Approval, subject to editing and final revisions.

COMMITTEE ACTION: It was moved by Ms. Cordill, seconded by Mr. Frederick, and CARRIED unanimously (2-0) to recommend approval of the Community Development Programs as presented.

2. Riverbend/Whitehall Neighborhood Enterprise Zone.

Mr. Rieske presented the case. This is a request by Richard Ferguson and Thomas Knoy that the City establish a Neighborhood Enterprise Zone (NEZ) for the 200 and 300 Blocks of East Main Street. The application letter describes this area as being located on the south side of E. Main Street, extending eastward to Pennsylvania Avenue. The attached map and the comprehensive plan map show eastern boundary of the subject area as lining up with River Street, as extended southward from the Cherry Hill neighborhood.

The project involves the conversion of the Whitehall Manor Apartments (approx. 58 units) and the Riverbend Apartments (approx. 54 units) into owner occupied condominiums. A discussion ensued, in which committee members suggested speed reductions on Main Street or other enhancements be made to make the area more pedestrian friendly. Main Street serves as the access road for eastbound I-496, and is under MDOT jurisdiction.

The City would benefit by a reduction in the number of rental units and an increase in home ownership. The River Island Comprehensive Plan designates this area for medium density residential (20-50 units/acre).

If this application, the City will have used only 16% of its legal capacity to establish Neighborhood Enterprise Zones.

STAFF RECOMMENDATION: Approval.

COMMITTEE ACTION:

Finding: The committee found, based on its review, that the Riverbend/Whitehall NEZ proposal is consistent with the City's Master Plan, and its housing, neighborhood preservation and economic development goals.

Action: It was moved by Ms. Cordill, seconded by Mr. Frederick, and CARRIED unanimously (2-0) to recommend approval of the Riverbend/Whitehall NEZ proposal, as depicted in the attached map; and to further recommend that the City work with the applicants, residents, and MDOT to enhance the pedestrian-friendliness of the immediate area.

3. Master Plan Project – Neighborhood Pattern Book. (*Discussion only – no action taken.*)

Next Regular Meeting: ***4:00 p.m. Tuesday, February 27, 2007 in the PND Conference Room.***